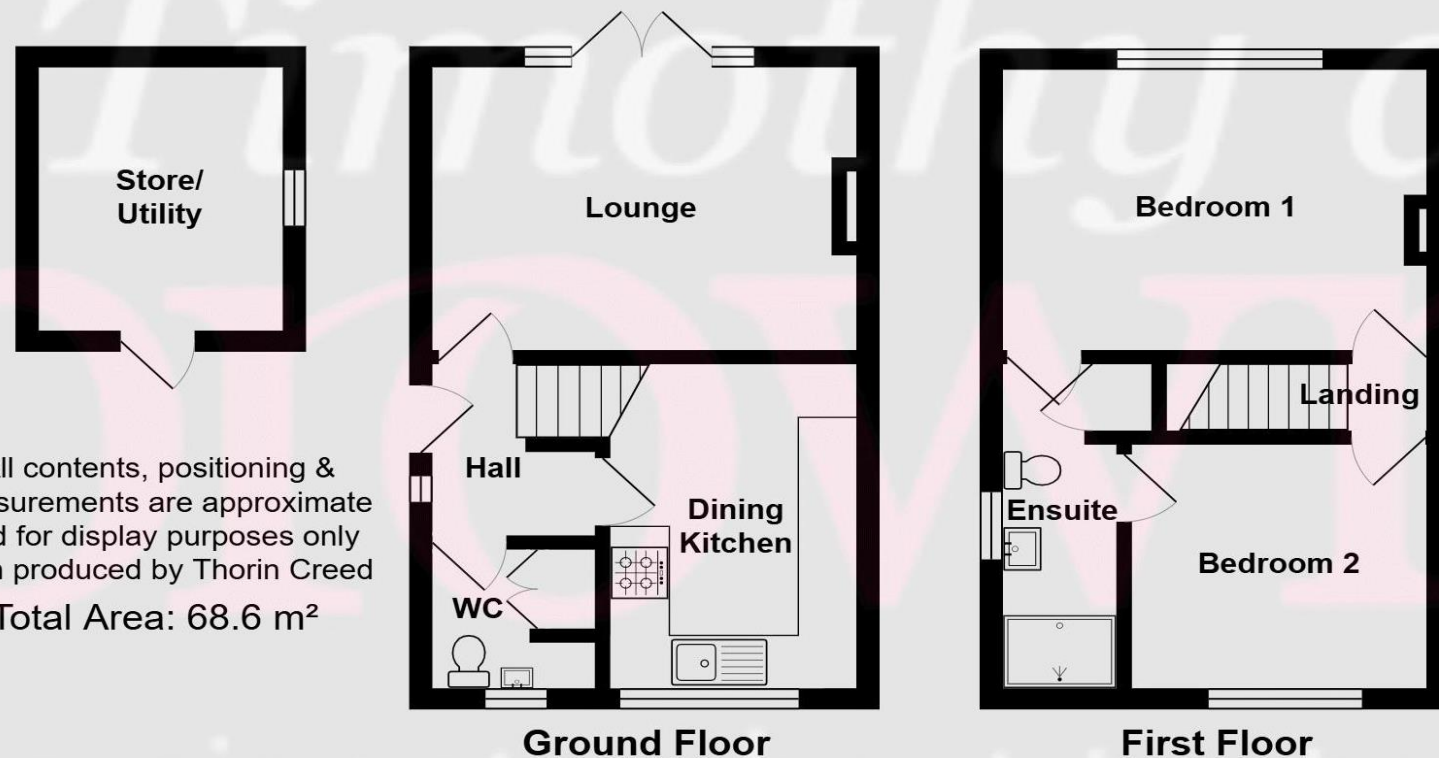


Timothy a brown



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 68.6 m²

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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15 Walgrave Close,
Congleton, Cheshire CW12 4TS

Selling Price: £240,000

- BEAUTIFULLY PRESENTED SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS WITH JACK & JILL EN-SUITE ACCESS
- SPACIOUS LOUNGE WITH FRENCH DOORS TO REAR GARDEN
- MODERN FITTED KITCHEN & CONVENIENT CLOAKROOM/W.C.
- ENERGY-EFFICIENT WITH SOLAR PANELS & BACKUP BATTERY
- PRIVATE DRIVEWAY LEADING TO COVERED CARPORT
- IMMACULATELY MAINTAINED LARGE REAR GARDEN
- POPULAR WEST HEATH LOCATION CLOSE TO SHOPS, SCHOOLS & BUS ROUTES

Stylish & Surprising! Two-Bedroom Semi with a Clever Twist in West Heath.

Step inside this beautifully presented two-bedroom semi-detached gem and discover a clever design surprise — a stylish ‘Jack & Jill’ en-suite connecting both double bedrooms, offering convenience and a touch of luxury.

Built with classic brick and tile construction, this home is not only charming but also energy-conscious, featuring gas central heating, solar panels with a backup battery, and low-energy lighting throughout. It’s a smart home for the savvy buyer.

The ground floor welcomes you with a bright entrance hall, a modern fitted kitchen, a handy cloakroom/W.C., and a spacious lounge with elegant French doors opening onto the rear garden — perfect for entertaining or relaxing in the sunshine.

Upstairs, the landing leads to two well-proportioned double bedrooms which are linked by a sleek Jack & Jill en-suite — offering both style and smart functionality for everyday living.

Outside, the property boasts immaculately maintained gardens, a large, private rear garden, and a driveway with carport to the side — offering both curb appeal and practicality.



Prime Location: Nestled in the ever-popular West Heath estate, this home is just a short, level stroll to the West Heath Shopping Centre, with schools, amenities, and excellent bus links all within easy reach.

This one won’t hang around! Book your viewing today and be the first to fall in love with this unique and energy-efficient home.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite front door with feature double glazed side panel to:

HALL : Radiator. Stairs to first floor. Laminate floor. Door to:

LOUNGE 14' 4" x 10' 1" (4.37m x 3.07m): Feature radiator. Laminate floor. PVCu double glazed French doors to rear garden.

DINING KTICHEN 12' 0" x 8' 3" (3.65m x 2.51m): PVCu double glazed window to front aspect. Fitted with a range of white base and eye level units and drawers with roll edge laminate preparation surfaces having stainless steel single drainer 1.5 bowl sink unit inset, with mixer tap. Tiled splashbacks. Gas hob with extractor over. Split level double oven. Space for fridge freezer. Space and plumbing for washing machine.

CLOAKROOM W.C. : PVCu double glazed opaque window. Low level W.C. Wash hand basin set in vanity unit. Fully tiled walls and floor. Double doors to large cloaks cupboard.



First Floor :

LANDING : Access to roof space via pull down ladder. Doors to:

BEDROOM 1 REAR 14' 4" x 10' 5" (4.37m x 3.17m): PVCu double glazed window. Radiator. Door to:

JACK & JILL EN-SUITE : Low voltage downlighters inset. PVCu double glazed opaque window to side aspect. Low level W.C. Wash hand basin set in vanity unit. Large shower enclosure. Chrome heated towel radiator. Fully tiled walls. Linen cupboard incorporating combi gas central heating boiler.

BEDROOM 2 FRONT 10' 0" x 9' 0" (3.05m x 2.74m): PVCu double glazed window. Radiator. Door to Jack & Jill en-suite.

Outside :

FRONT : Lawn with central feature tree, framed by colourful flower and shrub borders.

SIDE : Private driveway leads to a covered carport.

REAR : The rear garden is fully enclosed with fencing and enjoys a sunny aspect. Beautifully maintained, it features a patio area, lawn, raised railway sleeper beds and two storage sheds.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).



VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 4TS

Energy performance certificate (EPC)

15 Welgrave Close
CONGLETON
CW12 4TS

Energy rating

B

Valid until:

8 October 2035

Certificate number:

9300-2688-0509-2405-1535

Property type

Semi-detached house

Total floor area

61 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		